

ORDINANCE NUMBER: 2022- 89

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO AMEND POLICY A.1.11.3 TO ALLOW THE CONSTRUCTION OF A PERSONAL PROPERTY MINI-WAREHOUSE SELF-STORAGE FACILITY WITH A MAXIMUM FLOOR AREA RATIO (FAR) OF 120 PERCENT FOR THE PROPERTY SPECIFICALLY LOCATED AT 1855 STATE ROAD 207; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163, Florida Statutes, provide for the Board of County Commissioners to prepare, implement and enforce Comprehensive Plans and Land Development regulations for the control of development within the County;

WHEREAS, Sections 163.3184 and 163.3187, Florida Statutes, provide the process for the adoption of Comprehensive Plan amendments; and,

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. The St. Johns County Comprehensive Plan is amended to amend Policy A.1.11.3 to allow the construction of a personal property mini-warehouse self-storage facility with a Maximum Floor Area Ratio (FAR) of 120 percent for the property specifically located at 1855 State Road 207, as described in **EXHIBITS A and B.**

SECTION 2. The 2025 Comprehensive Plan amendment described in Section 1 is based upon the following Findings of Fact:

- (a) The amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
- (b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
- (d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the public hearing.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended, and the 2025 Future Land Use Map, as amended, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

SECTION 5. These amendments to the St. Johns County Comprehensive Plan shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is

complete. If timely challenged within 30 days after adoption, the amendment does not become effective until the state land-planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance.

SECTION 6. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

SECTION 7. It is the intent of the St. Johns County Board of County Commissioners that scribes and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 20th DAY OF December 2022.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller

BY: 
Deputy Clerk

Rendition Date DEC 20 2022

Effective Date: JAN 27 2023



**SR 207 & WILDWOOD SELF-STORAGE
COMPREHENSIVE PLAN AMENDMENT – CPA 2022-03**

LEGAL DESCRIPTION – EXHIBIT A

RECORD LEGAL DESCRIPTION:

PARCEL 1

A PART OF THE NORTHEAST $\frac{1}{4}$ OF THE SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE BEING THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 3 WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD 207 AND WHICH POINT IS EAST OF AND 1,324.7 FEET DISTANT FROM THE NORTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 3; RUN THENCE SOUTH 37 DEGREES 5 MINUTES WEST AND ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD 207, A DISTANCE OF 342.5 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; RUN THENCE SOUTH 37 DEGREES 5 MINUTES WEST AND ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD 207, A DISTANCE OF 140 FEET TO AN IRON PIPE; RUN THENCE NORTHWESTERLY AND ON A LINE PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 207, A DISTANCE OF 210 FEET TO AN IRON PIPE; RUN THENCE NORTHEASTERLY AND ON A LINE PARALLEL TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 207, A DISTANCE OF 140 FEET TO AN IRON PIPE; RUN THENCE SOUTHEASTERLY AND ON A LINE PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 207, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED.

LESS AND EXCEPT ANY PORTION CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORDS BOOK 1102, PAGE 137 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, RUN THENCE ON THE NORTH LINE OF SAID SECTION 3, 840 FEET TO A POINT; RUN THENCE SOUTH 2 DEGREES 51 MINUTES EAST, 594.77 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD #207; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, 401.86 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; RUN THENCE NORTHWESTERLY AT RIGHT ANGLES 190 FEET TO A POINT; RUN THENCE NORTHEASTERLY, PARALLEL TO SAID STATE ROAD #207, 150 FEET, MORE OR LESS, TO A POINT; RUN THENCE SOUTHEASTERLY 190 FEET MORE OR LESS TO A POINT ON STATE ROAD #207, WHICH POINT LIES APPROXIMATELY 150 FEET FROM THE POINT OF BEGINNING; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD #207, 150 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORDS BOOK 1106, PAGE 1252 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 3:

A PARCEL OF LAND IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 53 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1,282.78 FEET TO A POINT ON A LINE 78.00 FEET NORTHWESTERLY OF AND PARALLEL WITH WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SURVEY FOR STATE ROAD NO. 207, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78050-2516; THENCE SOUTH 36 DEGREES 21 MINUTES 22 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 18.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36 DEGREES 21 MINUTES 22 SECONDS WEST, ALONG WITH SAID PARALLEL LINE, A DISTANCE OF 159.49 FEET; THENCE NORTH 53 DEGREES 38 MINUTES 38 SECONDS WEST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 36 DEGREES 21 MINUTES 22 SECONDS WEST, A DISTANCE OF 298.00 FEET; THENCE NORTH 04 DEGREES 52 MINUTES 38 SECONDS WEST, A DISTANCE OF 263.15 FEET TO SAID NORTH LINE; THENCE NORTH 88 DEGREES 53 MINUTES 59 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 446.83 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 27 SECONDS WEST, A DISTANCE OF 14.97 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 207.

Exhibit B

SR 207 & Wildwood Self-Storage

COMPAMD 2022-03

A.1.11.3

15. The SR 207 & Wildwood Self-Storage property legally described in Ordinance No. 2022-89, having a land Use designation of Mixed Use on the Future Land Use Map, shall be allowed Floor Area Ratio (FAR) to increase from 70% to a maximum of 120% for self-storage use.

LOCALiQ

FLORIDA

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PROOF OF PUBLICATION

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St. Johns Law Group
104 Sea Grove Main St

Saint Augustine FL 32080

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

10/23/2022

and that the fees charged are legal.
Sworn to and subscribed before on 10/23/2022

Legal Clerk

Notary, State of WI, County of Brown

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on **Thursday, 11/17/2022 at 1:30 p.m.** and the St. Johns County Board of County Commissioners on **Tuesday, 12/20/2022 at 9:00 a.m.**, will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the adoption of a proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan and the Board of County Commissioners will consider whether or not to adopt the same proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan, with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO AMEND POLICY A.1.11.3 TO ALLOW THE CONSTRUCTION OF A PERSONAL PROPERTY MINI-WAREHOUSE SELF-STORAGE FACILITY WITH A MAXIMUM FLOOR AREA RATIO (FAR) OF 120 PERCENT FOR THE PROPERTY SPECIFICALLY LOCATED AT 1855 STATE ROAD 207; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property includes 2.43 acres and is located on 1855 SR 207, northside of SR 207 between Wildwood Drive and Brinkhoff Road, within St. Johns County, Florida. See attached map generally depicting the location (Exhibit A). *A complete description is available in the St. Johns County Planning and Zoning Office.*

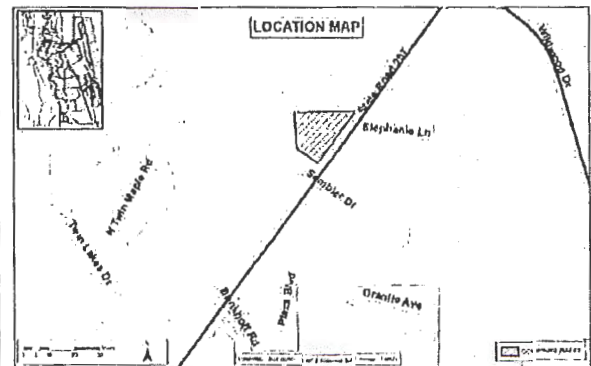
The proposed change is known as File Number COMPAMD-2022000003, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or visit St. Johns County Facilities Management 2416 Dobbs Rd 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR	HENRY DEAN, CHAIR
File Number: COMPAMD-2022000003, SR 207 & Wildwood Self-Storage	





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 20, 2022

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

Attention: Crystal Smith

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2022-89, which was filed in this office on December 20, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra

DEC 20 2022

FILED
St. Johns County
Clerk of Court

By: Crystal Smith
Deputy Clerk